



Capitol Area Architectural and Planning Board



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Capitol Area Architectural and Planning Board Meeting

April 5, 2022, 1:00 – 2:30 p.m.

APPROVED Minutes

Board Members

Present: Lt. Gov. Peggy Flanagan, Dana Badgerow, Alicia Belton, Rep. Mike Freiberg, James McClean, Sen. Sandra Pappas, James Garrett Jr.

Absent: Dr. Kate Beane, Don Grundhauser, Rep. Jerry Hertaus, Sen. Carla Nelson, Daniel Yang

Quorum present? Yes

Proceedings

Meeting Kick-Off

- Question of the day
- Overview of Agenda
- Board member roll call

Agenda Item 2: Commemorative Works Rulemaking

a. Rulemaking Status and next steps

CAAPB Executive Secretary Merritt Clapp-Smith gave an overview of the tentative rulemaking schedule, as well the documents included in the Board's meeting packet.

A synopsis of the March 14, 2022, Rulemaking Hearing was given, including a summary of hearing comments. The summary contained information about the groups represented by the comments, and key messages.

Clapp-Smith then explained the proposed rules revisions and their rationales for Administrative Law Judge review. These proposed revisions include:

- Add 2 new definitions: Public hearing and public meeting.
- In Subpart 3, add two steps and amend another.
- In Subpart 6, amend Subp. 6.A.: change the word "overwhelming" to "broad-based" to avoid ambiguity.
- In Subpart 7, add/amend Subp. 7.A-7.E. (same revisions as Subp. 3) and amend Subp. 7.G.

- About a dozen copy edits to improve readability, clarify, and reduce redundancy.

Response to Comments letter (draft)

Clapp-Smith explained the structure and contents of the Response to Comments Letter and asked that the Board pass a resolution to approve the submission of the letter to the Administrative Law Judge.

The resolution was moved for approval by Dana Badgerow and seconded by Alicia Belton.

The resolution was passed with 6 votes.

Agenda Item 3: Bethesda site project update

a. Status and next steps

CAAPB Principal Planner Peter Musty introduced representatives of the Fairview Acadia Team to the Board, and then gave an overview of the pre-application stage activities for the hospital project.

CAAPB Advisor Michael Bjornberg gave a presentation on the proposed Behavioral Health Facility, including an overview of the former hospital's history and a comparison of the current and a proposed site plan.

The long-term potential of the existing building for continued reuse as a new hospital was stated to be likely not viable. CAAPB staff and Advisors recommended that any demolition permit be tied to a specific design concept and proposal being developed for continuing similar hospital land use. If historic designation was desired for Bethesda Hospital, the process would need to begin with a request from the property owner, or a nomination from another party. The current property owner has not expressed a desire to pursue historic designation, which would preclude initiating the Nomination Process.

Mr. Bjornberg recommended that consideration be given to preserving or celebrating the history and contributions of Bethesda Hospital, including original works of art and the hospital museum.

Chip Hill, the project's architect, described the dimensions, footprint, exterior, and capacity of the new Behavioral Health facility.

Several Board members expressed concern about the possibility of demolishing a nearly one hundred-year-old building and requested a great deal of care and consideration be taken when considering demolition or reuse.

Advisor Bjornberg responded that as Fairview Acadia would like to continue providing care and the current Bethesda building is not viable, other uses for the site would require the owner to sell the property. However, Mr. Bjornberg suggested the potential of reusing building materials, museum materials, and original art from the facility.

Webb Embry (Vice President of Facilities, Design, & Construction for Acadia Healthcare), and project architect Chip Hill reiterated the constraints the current building creates for providing patient care.

Alicia Belton echoed the other Board members' comments on considering reuse and asked for information about sustainability for the project.

There was discussion of the hospital museum, with dialogue on where the current collection should be displayed if a new facility is built on the Bethesda site.

Agenda Item 4: Planning, Zoning & Design Review Updates

CAAPB project updates

Peter Musty provided an update on the Sears site. The site developer, Seritage, is on a pause while due to the recent rent-control law passed in St. Paul.

Mr. Musty also highlighted an announcement from Dr. Cavalier of Saint Paul City School celebrating a grant they received for the school's family and community center, and that they are on track to welcome students in Fall 2022.

Agenda Item 5: CAAPB Board Minutes

The January 18th, 2022, Board Minutes were approved.

Rep. Freiberg moved to approve the January 18th, 2022, meeting minutes. James Garrett Jr. seconded, and the motion was passed.

Other Business

Lt. Gov Peggy Flanagan acknowledged Board member Alicia Belton's elevation to the AIA College of Fellows.

Adjourn

Meeting adjourned at 2:29 p.m.